

PB# 77-1

Lois Steele

Lais Steele

77-1

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filed with T.C. office
3/7/77 345 PM.
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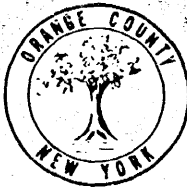
gas price

11-1

County of Orange

COUNTY CLERK'S OFFICE

Orange County Government
Center



Goshen, New York 10924

CHARLES N. WINTERS
County Clerk

Tel. (914) 294-5151

RICHARD E. RIKER
Deputy County Clerk

*received Aug 2, 1977
Planning Board
S.H.*

Date July 29, 1977

Chairman of Planning Board

Town of New Windsor

Dear Mr. Van Leeuwen :

In compliance with the Town Planning Law, this is to
notify you that the Plan of Subdivision for LOIS STEELE
Parcels B-C-D _____, Town of New Windsor,
dated Dec. 24, 1976 and approved by you on June 8, 1977
_____, was filed in our office on July 21, 1977,
as Map number 4194 in Pocket 15 Folder A.

With kindest regards, I am

Very truly yours,

Charles N. Winters
County Clerk

By: Shirley B. Hadden
Chief Clerk

JMB

cc: P.B. ✓
Town Clerk 7/26

Steele Rd.

LAW OFFICES OF
NORTHROP AND STRADAR

GEORGE MILNER NORTHROP
GEORGE F. STRADAR, JR.

JAMES L. MONELL
STEWART P. GLENN

388 BROADWAY
POST OFFICE BOX 2395
NEWBURGH, NEW YORK 12550

(914) 562-0020
(914) 561-8000

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July 13, 1977

Philip A. Crotty, Jr., Esq.
Duggan, Crotty & Lucia
375 Windsor Highway
New Windsor, New York 12550

Re: Subdivision of lands of Lois Steele in
the Town of New Windsor approved by New
Windsor Planning Board on June 8, 1977

Dear Phil:

I enclose herewith photocopy of the July 13, 1977
Declaration of Covenant by subdivider Lois Steele, the
form of which you previously have approved.

I hand you herewith original linen of the subdivision
map, last revised 12/24/76, by Jargstorff, which is the
map the Planning Board approved on 6/8/77.

I shall appreciate your having the map stamped and
signed by the Planning Board Chairman. *Please* Telephone me (or
if I am absent, Mrs. Lawrence of my office) when the map
is ready to be picked up.

I shall cause the Declaration of Covenant to be
recorded and the map filed simultaneously, and will let
you know the recording and filing data.

There is some time urgency, as I believe the map must
be filed with the Orange County Clerk before the expiration
of 60 days from the 6/8/77 approval.

Thank you very much for your courtesies.

Very truly yours,

George F. Stradar, Jr.
George F. Stradar, Jr.

GFS:AGL
Enc.
G-765

cc - Mrs. Lois Steele

BY HAND

THEODORE F. JARGSTORFF

New York State Licensed Land Surveyor

156 QUASSAICK AVENUE
NEW WINDSOR, NEW YORK 12550

December 26, 1976

To Mrs L. Steele
Little Britain Road
New Windsor, N.Y.

Dear Mrs Steele,

I hand deliver to you herewith 8 survey
prints of your proposed lot subdivision titled

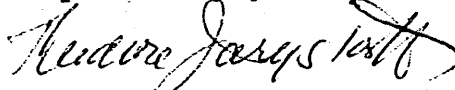
" Subdivision of Lands of Lois Steele, Parcels B-C-and D"
Dated Revised Dec 24, 1976.

The revision was made in order to include a typical lot
layout sketch which is clearly shown on the map and in-
tended to indicate the minimum Town zoning requirements,
particularly as to the house location within a R# 4 Zone.

It was also found that my previous preliminary map which you
have did not provide a full 100 feet of frontage on the
proposed street, lacking about one foot to conform with the
requirements. (Parcel B)

In view of the revision it is essential that all previous
maps made by me and delivered to you be declared void
and should be destroyed.

Respectfully yours,



This will confirm receipt of this letter
as well as the 8 prints mentioned

Lois Steele 12/26/ 76

Date 12-8-76

Application No. 77-1

APPLICATION FOR SUBDIVISION APPROVAL

Town of New Windsor, 555 Union Avenue, Orange County, N.Y.

Tel: 565-8808

Application is hereby made for subdivision of lands situated in the Town of New Windsor and described as follows:

1. Name of subdivision lands of Steele
2. Location _____
3. Acreage _____ 4. Number of lots 3 subdivisions 5. Zone R 4
6. Name & address of subdivider Lois M. Steele
Steele Road
7. Name & address of record owner of land Lois M. Steele
Steele Road
8. Present and intended uses Residential

The undersigned applies for subdivision approval of the above described lands under the rules and procedure of the "Land Subdivision Regulations of the Town of New Windsor" as duly authorized by the Town Board of New Windsor, New York. Upon approval of the Preliminary Layout of said subdivision the applicant agrees to install such utilities as are required and to complete the streets as finally approved by the Planning Board or in lieu of this to post a performance bond as set forth and provided in the "Land Subdivision Regulations". Copies of the Preliminary Layout are hereby attached.

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Subdivision Regulations be obtained to avoid rejection of the plans. Seven (7) copies of the plans are required.

Fees are due and payable upon submission of the preliminary plans. All checks are to be made payable to the Town of New Windsor.

Signature of applicant

Lois M. Steele

DECLARATION OF COVENANT

Made this 13th day of July, 1977, by LOIS STEELE,
residing at (no number) Steele Road, Town of New Windsor,
Orange County, New York,

WHEREAS the undersigned, LOIS STEELE, is the grantee
and owner of those premises in the Town of New Windsor,
Orange County, New York, described in a certain Deed made
by Myron R. Steele, dated July 15, 1965, and recorded in
the Orange County Clerk's Office on September 22, 1965 in
Liber 1725 of Deeds at page 247, and

WHEREAS the Planning Board of the Town of New Windsor
has on June 8, 1977 granted permission to said Lois Steele
to subdivide the aforesaid premises, in accordance with a
subdivision map entitled "Subdivision of Lands of Lois
Steele, Parcels B-C-D", made by Theodore Jargstorff, last
revised December 24, 1976, which map is about to be filed
in the Orange County Clerk's Office, and

WHEREAS said Planning Board of the Town of New Windsor made it a condition of such subdivision approval that said Lois Steele make the following declaration of covenant,

NOW, THEREFORE, be it declared by said Lois Steele that:

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All deeds covering subdivided parcels from the afore-referenced lands described in Liber 1725 of Deeds at page 247, Orange County Clerk's Office, shall contain statements that the grantee thereof understands he is acquiring such lands subject to access thereto over a private road or right-of-way, now known as "Steele Road" and so shown on such subdivision map by Jargstorff last revised December 24, 1976, until such time as such private road or right-of-way, now known as "Steele Road" is taken over or accepted by the Town of New Windsor as a Town road.

CONFIRMED COPY

Duly executed by the undersigned the day and year
first above written.

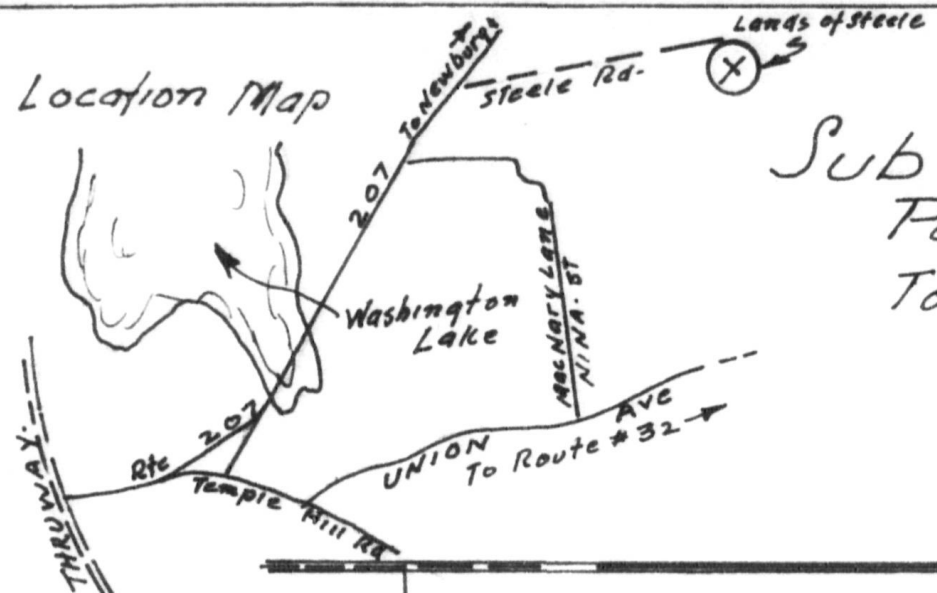
Lois Steele
Lois Steele

On this 13th day of July, 1977, before me came LOIS STEELE, to me known to be the individual described in, and who executed, the foregoing instrument, and she acknowledged that she executed the same.

Notary Public

GEORGE F. STRADAR, JR.
Notary Public State of New York
Qualified in Orange County
My Commission Expires March 30, 1978

CONFIRMED COPY

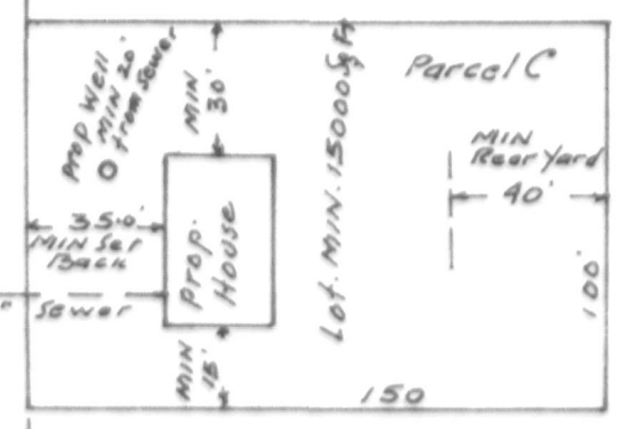
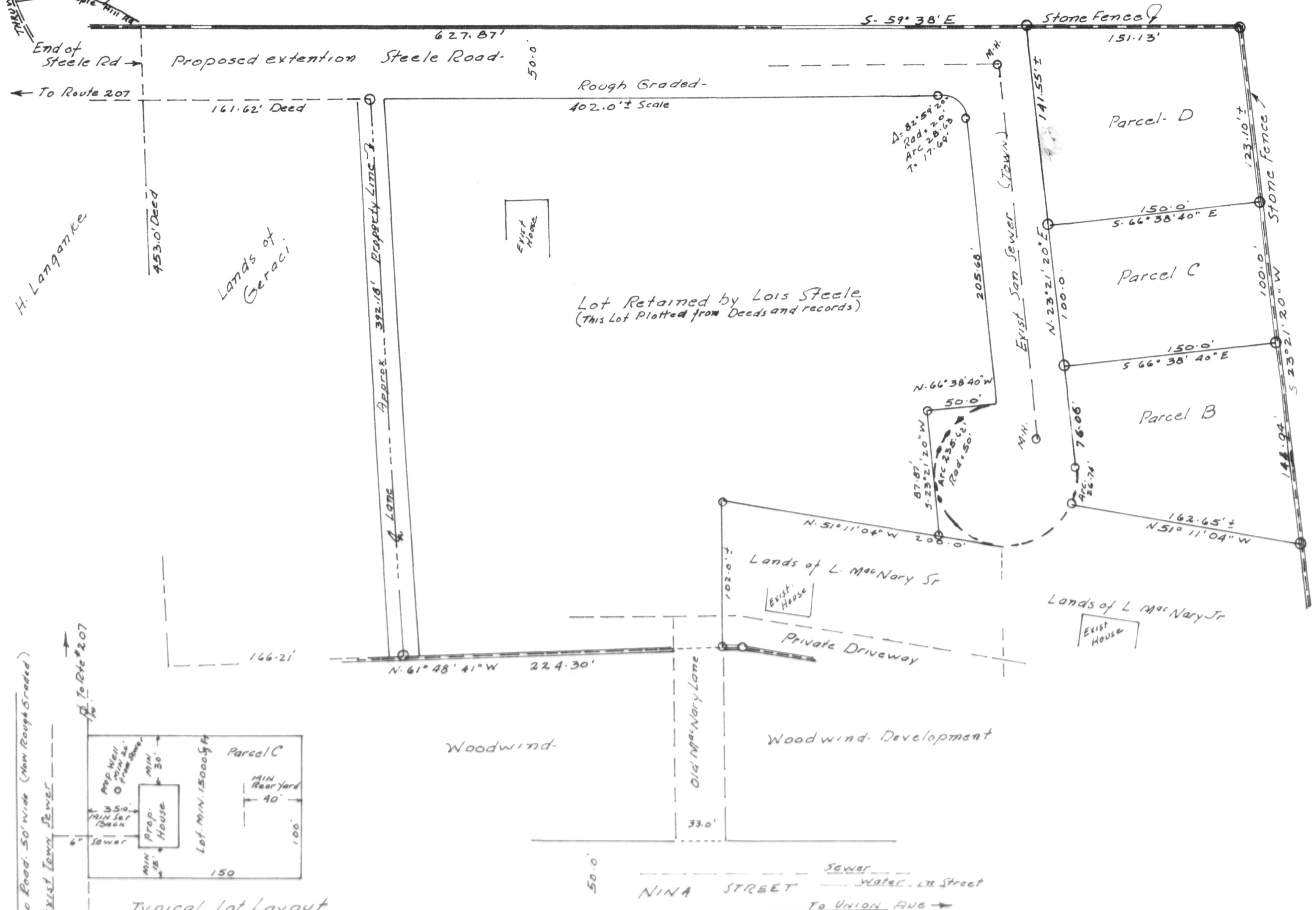
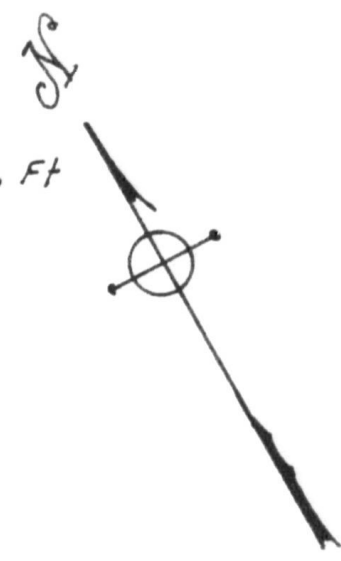


Subdivision of Lands of Lois Steele Parcels B-C-D (R4 Zone Min. 15000 Sq Ft)

Town of New Windsor Orange County - N.Y.
 By Theodore Jargstorff P.L.S. P.C.
 Revised 12/24/76



Scale: 1 inch = 50 Ft



Typical Lot Layout
 All Lots